

Project Summary

DRB and Lot Tie Applications

5/19/03

Proposed New LA Fitness
1900 N. Scottsdale Road
Scottsdale, Az

Proposed Use

The proposed LA Fitness sports fitness club facility property is located within the C-3 Highway Commercial District and the property presently is fully improved with parking and landscaping as well as an existing retail building of approximately 47,000 sf.

Existing Use

The existing retail building has been vacant for a number of years. It was previously utilized to operate an antique furniture mart and prior to that a Best Products store both of which were permitted uses within the C-3 Highway Commercial District. The existing improvements (building, landscaping and parking lot) will be removed and replaced by the proposed new LA Fitness sports fitness club facility and the associated parking lot and landscaping improvements which will comply with the current city zoning and development standards.

Use Permit

LA Fitness presently operates and has operated for a number of years a sports fitness club facility in the City of Scottsdale under Use Permit 19-UP-93 within a shopping center in a C-3 Highway Commercial District. We provide a needed service and amenity to the community of Scottsdale and always strive to be a good corporate neighbor.

The proposed new LA Fitness sports club facility includes *fitness studio* types of work out areas for weight, cardio, and circuit training (each designed with state of the art industry tested equipment), *racquetball/handball courts*, a *basketball court*, as well as *health studio* amenities such as a pool for lap swimming and water aerobics and a spa, and spinning and aerobics conditioning rooms. In addition, licensees and club staff provide personalized exercise training and conditioning programs, a juice and sandwich bar and sports and water physical therapy services. The club's amenities also include a kid's klub area for babysitting and childcare of member's children (only while they are using the club) as well as state of the art locker rooms with showers and saunas.

The C-3 Highway Commercial District permits *fitness studios and gymnasium, racquet, paddle or handball courts, medical offices, and restaurants*. Uses permitted by a conditional use permit include *health studios*. Since the proposed facility is essentially a combination of permitted uses and uses permitted by a conditional use permit a Use Permit is required.

It is LA Fitness' belief that the proposed mix of permitted and conditionally permitted uses will not be materially different from the services, which it currently provides at its existing Scottsdale club nor be materially detrimental to the public health, safety or welfare for the following reasons:

1. The club will not create damage or nuisance from noise, smoke, odor, dust, vibration or illumination.

2. It will not create an impact on the surrounding areas resulting from an unusual volume or character of traffic (See below.)
3. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Parking

There will be approximately 299 parking spaces provided as well as 14 bicycle parking spaces. 137 parking spaces are required by the city development standards. LA Fitness sports fitness club facilities of this size generally are operated with 250 to 300 parking stalls. Parking areas have been designed to separate pedestrian traffic from vehicle traffic as much as possible by providing a shaded pedestrian walkway from the main parking area to the building. The parking area landscaping and lighting has been designed to meet or exceed the city's requirements. Parking has been located away from the residential neighbors to the north.

Design

The proposed LA Fitness sports fitness club building will be sited and oriented in approximately the same location as the existing building in order to maintain a relationship with the street consistent with the surrounding area while providing the required building setbacks and open space frontage as well as overall open space. The project will be the most recent project of redevelopment north of McDowell Road within this area of the city with substantial frontage along the west side of Scottsdale Road. The building's main entry feature rotunda will be oriented toward Scottsdale Road while still being readily visible from the parking area. The building's design reflects a contemporary use of traditional forms, a logical hierarchy of massing and materials with articulated massing of textured plaster walls, stepped canopies and parapets used in order to create shadow lines, deep reveals and visual interest in addition to the screening of the roof mounted mechanical equipment. The main entry to the club is located at the southeast corner of the building and includes a covered entry colonnade and canopy, which opens into the focal point rotunda entry feature and the interior rotunda reception area of the club. This rotunda feature creates a grand entry space accentuated by its large open feeling volume, stepped soffits, slate floor, and natural lighting from skylights. Glass block wall openings accentuate and complement the deeply recessed storefront openings located along the east and south elevations of the building flanking the entry rotunda. There are also steel awnings and canopy elements, which in addition to enhancing the building design with shadows and layers of massing also provide shade along sidewalks accessing the facility and add human scale to the building articulation. Many of these building design features also add to the buildings energy efficiency and its sensitivity to the environment. Low screen walls and drought tolerant desert adapted landscaping and forms including palm trees further add to the building's human scale and create a sense of place and arrival at the building entry plaza. In addition, a tree lined pedestrian walkway provides convenient shaded access from the main parking area to the entry plaza. Tree shaded pedestrian access to and from both public streets is provided as well as bicycle parking. Public transportation is within walking distance. The building color palette includes colors, which reflect the character of the Sonoran desert environment and landforms of this area as well as accents of vibrant color to enrich the overall texture of the building and its materials. Building signage has been located and designed to be integral to the color scheme as well as proportional and complementary to its background and location. A project monument sign designed to complement the building materials and forms will be located at the easterly access entry point on Scottsdale Road. Street set backs, front open space and overall open space have all been articulated, landscaped and located in order to enhance the site's overall design. Site and building lighting (urban-high ambient light level while remaining sensitive to our residential neighbors to the north and the pertinent light trespass limitations) have been designed both to provide safe and

adequate lighting for LA Fitness' members, but also to enhance the overall site landscaping and building design features.

See attached summary of LA Fitness responses to staff comments and questions, which are based upon staff's initial review of the proposed building design as well as two subsequent meetings with staff to review proposed modifications in order to address staff's comments and questions.

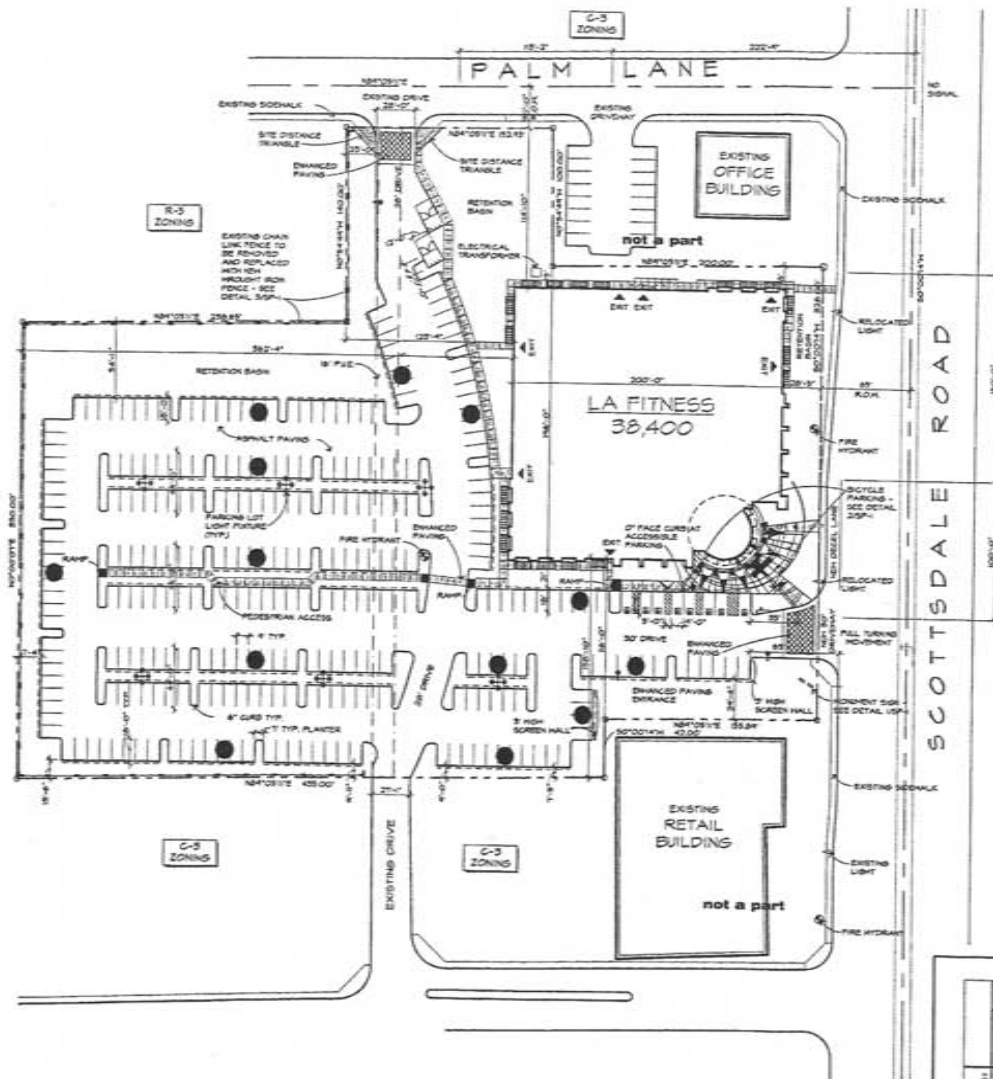
Lot Tie

The project is located on a property comprised of three existing parcel lots, which have been under the same ownership for a number of years and operated collectively as one retail building facility and its associated parking. This project proposes to consolidate and tie together the three parcels into one parcel for the proposed LA Fitness and associated parking and common area landscaping and open space.

Traffic Generation Comparative Analysis

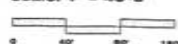
The project is accessible from three points of entry: Scottsdale Road on the east frontage, Palm Lane on the north frontage, and the public alley on the south. The Scottsdale Road entry includes an approximately 65 feet deep entry throat for clear access into the site as well as a proposed deceleration lane for southbound traffic. The Palm Lane entry also provides a deep entry throat. Full turning movements are available to and from both Scottsdale Road and Palm Lane. Kimley-Horn has completed a comparative traffic analysis of the trips, which would be generated by permitted uses within the C-3 District including medical dental office, general office and retail. The hypothetical sizes of each respective type of development alternative were arrived at based upon the city's development code relative to parking required as well as floor area/density ratios and maximum height requirements. The results of the trip generation comparison analysis show that all three alternatives generate more traffic on a daily basis than the proposed fitness center. The trip generation of the shopping center and the shopping center/office alternatives is expected to be over 50 percent more than the fitness center in the daily and PM peak hour analysis. Based on the results of the analysis, the proposed fitness center will have less impact on the adjacent street system than the other three alternatives evaluated. Note that the analysis treated the fitness center as a use requiring a conditional use permit and did not segregate the proportions of the permitted uses and conditionally permitted uses and their respective pro rata shares of the trips generated.

See attached summary of LA Fitness responses to staff comments and questions which are based upon staff's initial review of the proposed project as well as two subsequent meetings with staff to review proposed modifications in order to address staff's comments and questions.



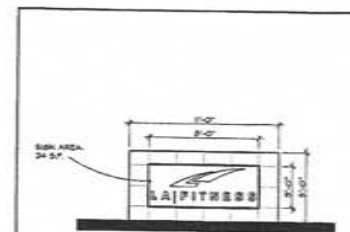
preliminary site plan

scale: 1" = 40'-0"



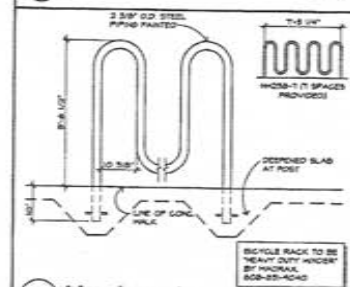
site data

ZONING	C-3
GROSS SITE AREA	5.60 ACRES (243,140 S.F.)
NET SITE AREA	3.00 ACRES (217,832 S.F.)
BUILDING AREA	41,000 S.F.
SITE COVERAGE	14 %
PARKING REQUIRED: (1/300)	137 SPACES
PARKING PROVIDED	249 SPACES
ACCESSIBLE SPACES REQUIRED	7 SPACES
ACCESSIBLE SPACES PROVIDED	8 SPACES
OPEN SPACE REQUIRED	34,193 S.F.
OPEN SPACE PROVIDED	54,086 S.F.
BICYCLE PARKING REQUIRED	14 SPACES
BICYCLE PARKING PROVIDED	14 SPACES



1 monument sign elevation

SCALE: 3/4" = 1'-0"

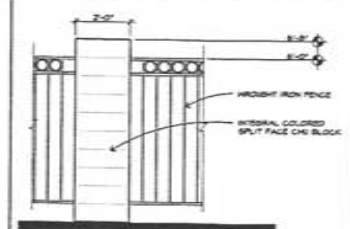


2 bicycle rack

SCALE: 3/4" = 1'-0"



vicinity map



3 wrought iron fence

SCALE: 3/4" = 1'-0"

2003 East Thomas Road
Phoenix, AZ 85016-3474
(602) 963-3000 Phone
(602) 963-3000 Fax
www.fad.com



PREPARED BY
CONSTRUCTION OF RECORD
DATE 08-19-03

1900 N. Scottsdale Road
Scottsdale, Arizona

LA FITNESS
SPORTS CLUBS

BE #196-PA-2002

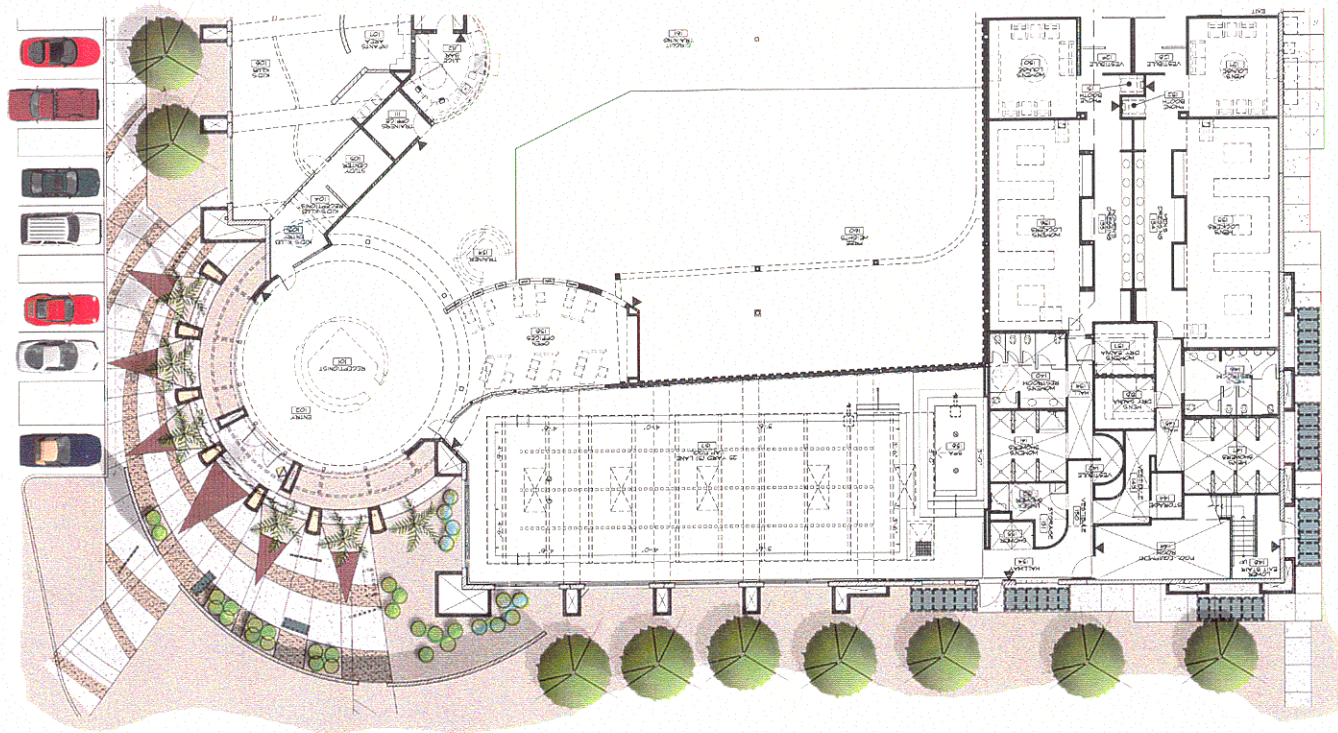
design KOK
drawn KOK
check JAC

37-DR-2003
05/20/2003

ATTACHMENT #7



east (Scottsdale Road) elevation



Drawn: JAC
Checked: JAC
Date: 04-07-03



LA FITNESS SPORTS CLUBS
1900 North Scottsdale Road
NWC Scottsdale Rd. and McDowell Rd.
Scottsdale, Arizona

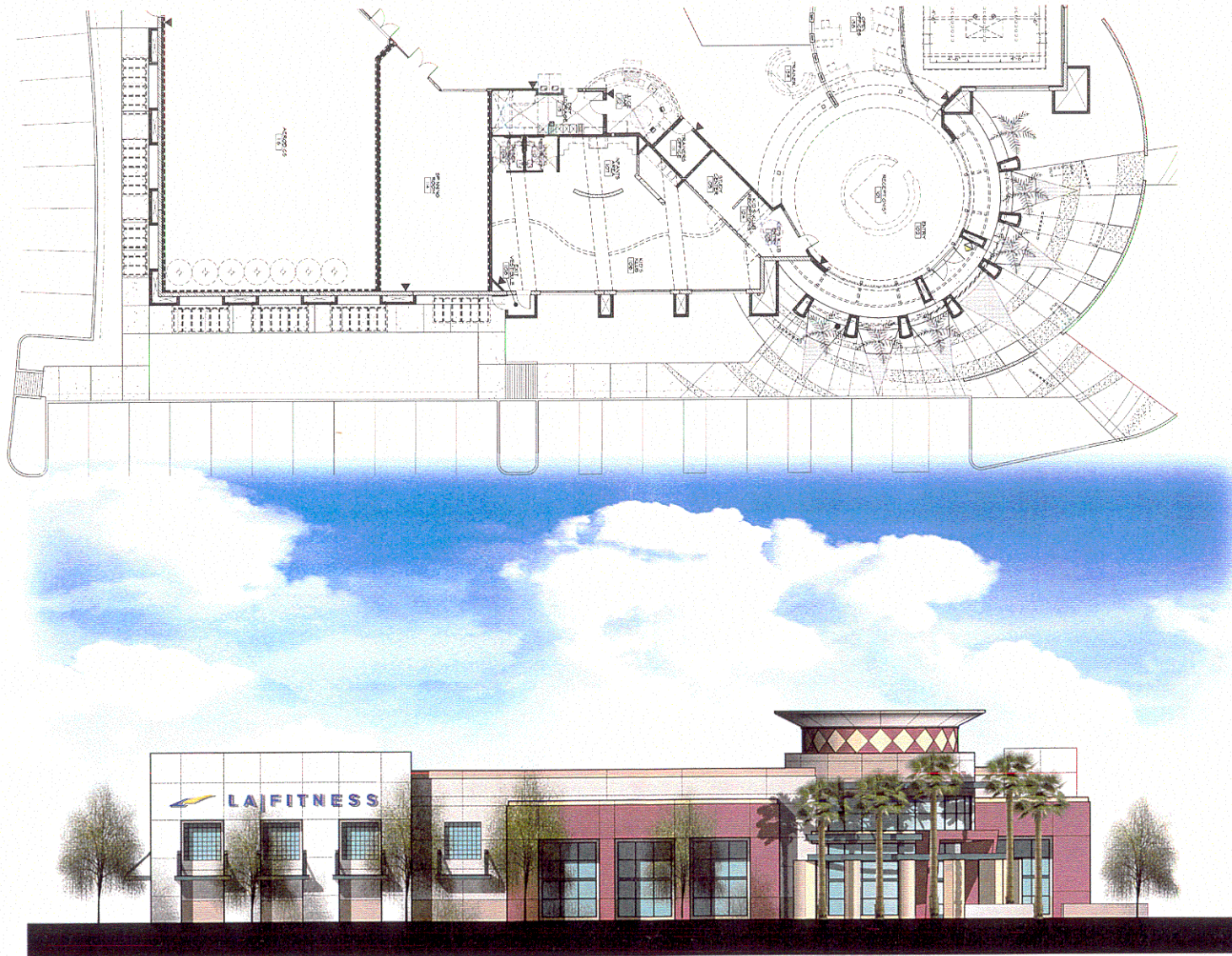
PRELIMINARY
CONSTRUCTION RECORDING
DATE: 04-07-03



ROBERT KUBICKI
Architects and Associates, Inc.

2025 East Phoenix Road
Phoenix, AZ 85016-3700
(602) 955-5000 Phone
(602) 955-5488 Fax
www.rka.com

37-DR-2003
05/20/2003



south elevation

2233 East Thomas Road
Phoenix, AZ 85016-3474
(602) 955-9999 Phone
(602) 955-9999 Fax
www.rakubice.com

ROBERT KUBICEK
Architects and Associates, Inc.



PROPOSED
CONSTRUCTION OF A COMMERCIAL
BUILDING

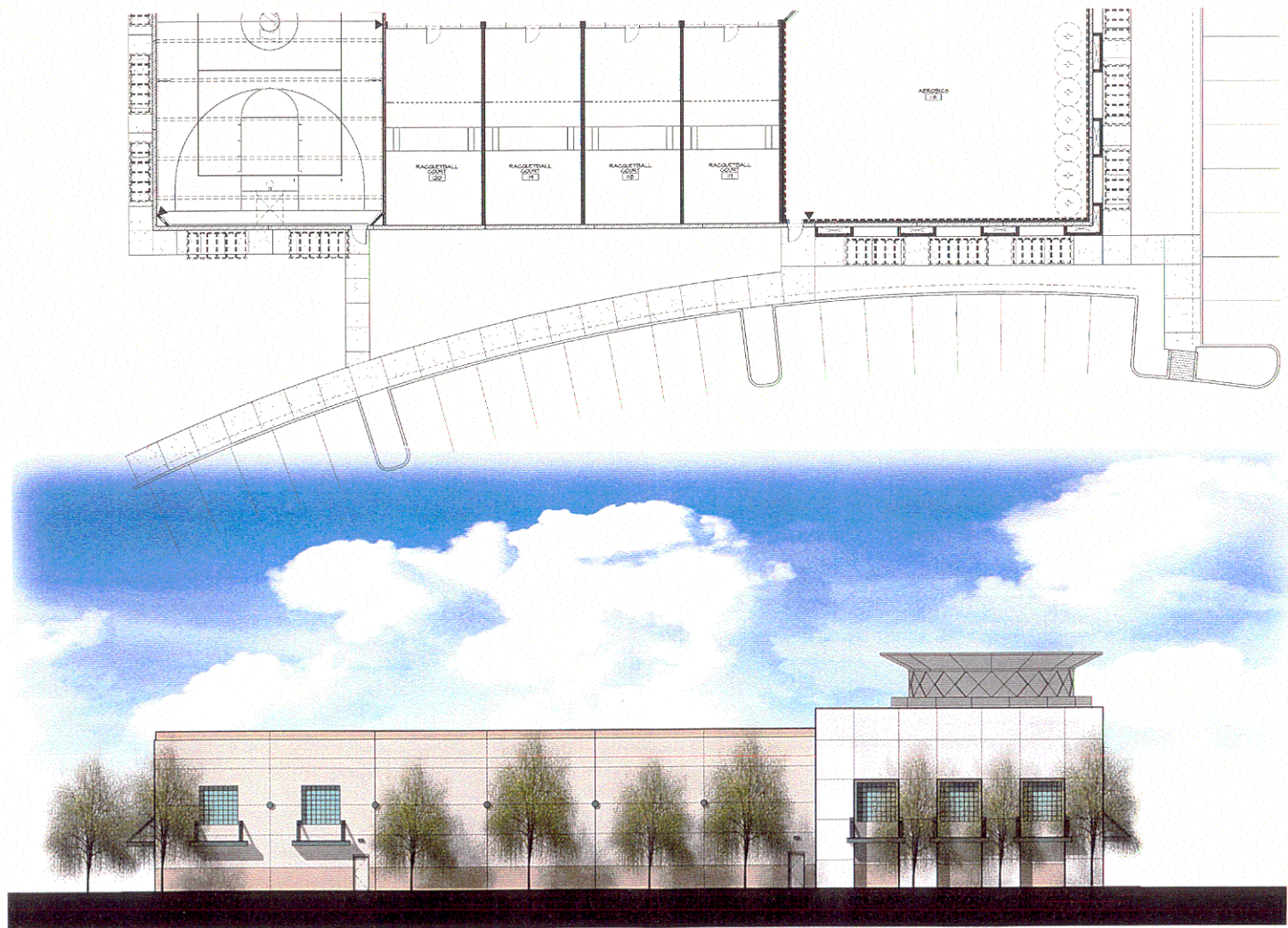
1	LA FITNESS SPORTS CLUBS
2	1900 North Scottsdale Road
3	NWC Scottsdale Rd. and McDowell Rd.
4	Scottsdale, Arizona
5	LA FITNESS SPORTS CLUBS
6	1900 North Scottsdale Road
7	NWC Scottsdale Rd. and McDowell Rd.
8	Scottsdale, Arizona
9	LA FITNESS SPORTS CLUBS
10	1900 North Scottsdale Road
11	NWC Scottsdale Rd. and McDowell Rd.
12	Scottsdale, Arizona
13	LA FITNESS SPORTS CLUBS
14	1900 North Scottsdale Road
15	NWC Scottsdale Rd. and McDowell Rd.
16	Scottsdale, Arizona
17	LA FITNESS SPORTS CLUBS
18	1900 North Scottsdale Road
19	NWC Scottsdale Rd. and McDowell Rd.
20	Scottsdale, Arizona

LA FITNESS SPORTS CLUBS
1900 North Scottsdale Road
NWC Scottsdale Rd. and McDowell Rd.
Scottsdale, Arizona



design: JAC
draw: JAC
check: JAC

37-DR-2003
05/20/2003

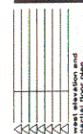


west elevation

DESIGN JAC
DRAWN JAC
CHECK MJ



LA FITNESS SPORTS CLUBS
1900 North Scottsdale Road
NWC Scottsdale Rd. and McDowell Rd.
Scottsdale, Arizona



PRELIMINARY
CONSTRUCTION RECORDING
DATE 04-07-03



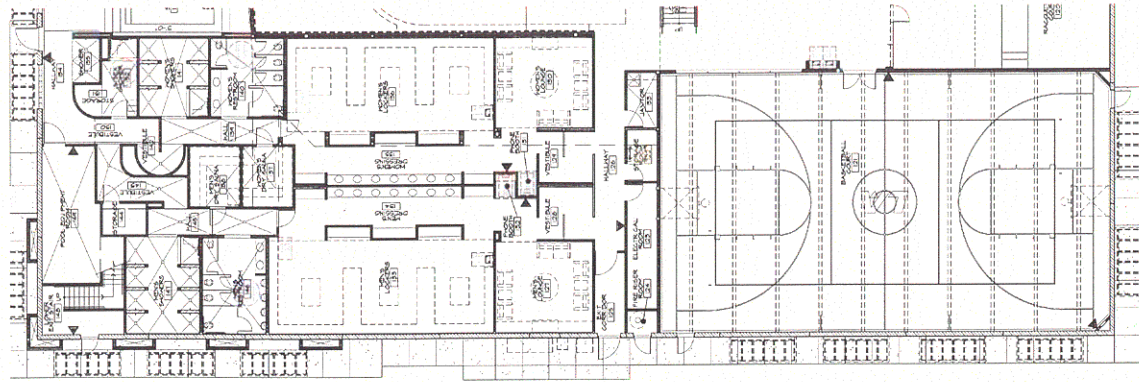
ROBERTA BICKEN
Architects and Associates, Inc.

2001 East Pecos Road
Phoenix, AZ 85016-3474
(602) 955-0502 Phone
(602) 955-0497 Fax
www.rba.com

37-DR-2003
05/20/2003



north elevation



DESIGN: JAC
DRAWN: JAC
CHECK: MJ



LA FITNESS SPORTS CLUBS
1900 North Scottsdale Road
NWC Scottsdale Rd. and McDowell Rd.
Scottsdale, Arizona



ROBERT KUBICEK
Architects and Associates, Inc.

2003 East Avenue Road
Phoenix, AZ 85016-5474
(602) 955-5050 Phone
(602) 955-5486 Fax
www.raa.com

37-DR-2003
05/20/2003